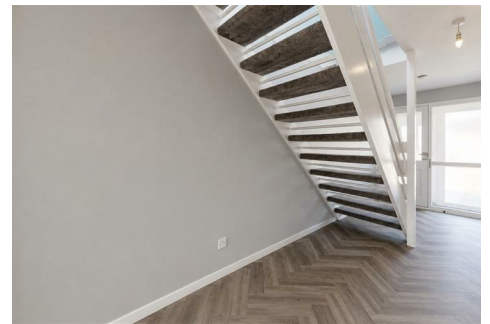




Cauldwell

PROPERTY SERVICES



60 Arbrook Avenue, Milton Keynes, MK13 8BL

Offers Over £299,995

CAULDWELL are pleased to offer for sale this recently redecorated three-bedroom terraced family home, situated within the popular and conveniently located area of Bradwell Common, Milton Keynes.

Offered for sale with the additional benefit of no upper chain, the property would make an ideal purchase for first-time buyers, families or investors looking for a home within easy reach of Central Milton Keynes.

The accommodation comprises a welcoming entrance hall, downstairs cloakroom, spacious lounge and fitted kitchen/dining room. Also located on the ground floor is bedroom three, providing a versatile space which could alternatively be used as a home office, study or additional reception room.

To the first floor are two well-proportioned double bedrooms together with the family bathroom.

Externally, the property benefits from a driveway leading to an integral garage, providing useful parking and storage. To the rear is a fully enclosed garden, predominantly laid to lawn and offering a pleasant outdoor space.

ENTRANCE PORCH

Front entrance door. Double glazed window to front. Door to entrance hall

ENTRANCE HALL

Stairs to first floor. Door to bedroom three. kitchen/dining room, living room and utility cloakroom.

UTILITY CLOAKROOM

Plumbing for washing machine. Two piece suite comprising low level wc and wash hand basin. Extractor.

KITCHEN/DINING ROOM 8'8" x 16'8" (2.65 x 5.09)

Fitted with wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer. Electric oven and four ring hob. Space for dishwasher and tumble dryer, under counter fridge and freezer. Radiator. Door to living room. Double glazed door and window to rear.

LIVING ROOM 11'7" x 17'8" (3.54 x 5.39)

Skimmed ceiling. Radiator. Double glazed window to rear.

BEDROOM THREE 5'6" x 11'9" (1.68 x 3.59)

Double glazed window to front. Radiator.

FIRST FLOOR LANDING

Doors to upstairs rooms.

BEDROOM ONE 8'5" x 17'7" (2.57 x 5.37)

Dual aspect room. Double glazed window to front. Radiator.

BEDROOM TWO 8'9" x 7'9" (2.68 x 2.38)

Double glazed window to front and rear. Access to loft

BATHROOM

Three piece suite comprising bath with shower over, wash hand basin and low level wc. Tiled walls. Airing cupboard housing boiler and hot water tank. Radiator.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Gated rear access.

FRONT GARDEN

Laid to lawn. Hardstanding driveway.

GARAGE

Up and over door.

All measurements are approximate.

The area measurements are taken from the government EPC register.

The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any

services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

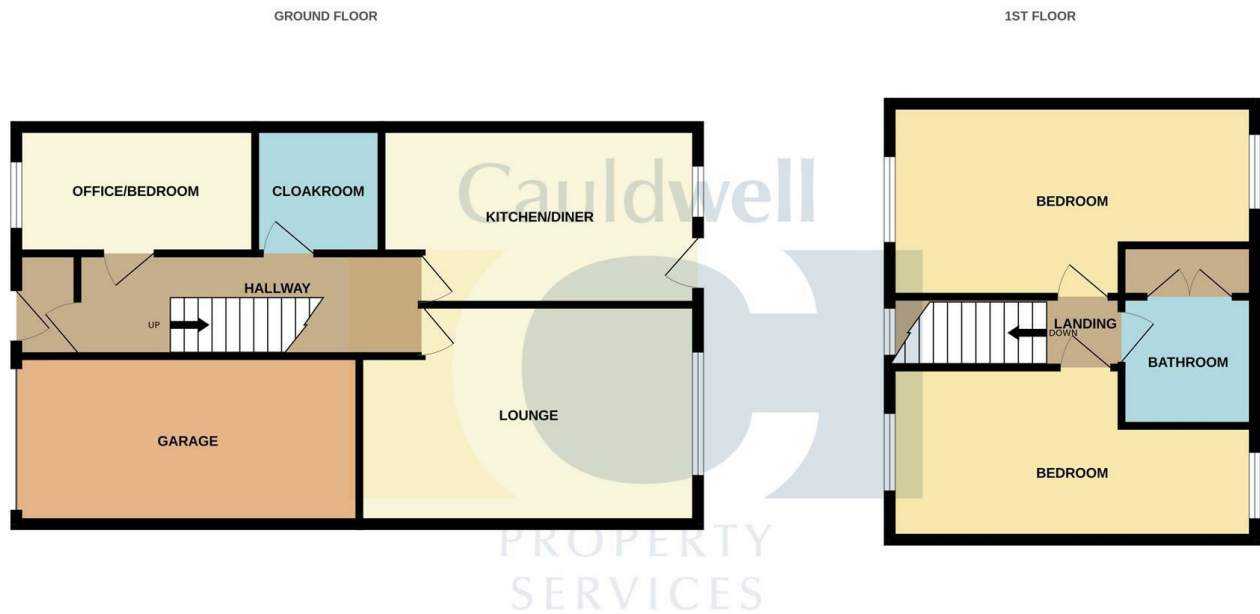
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

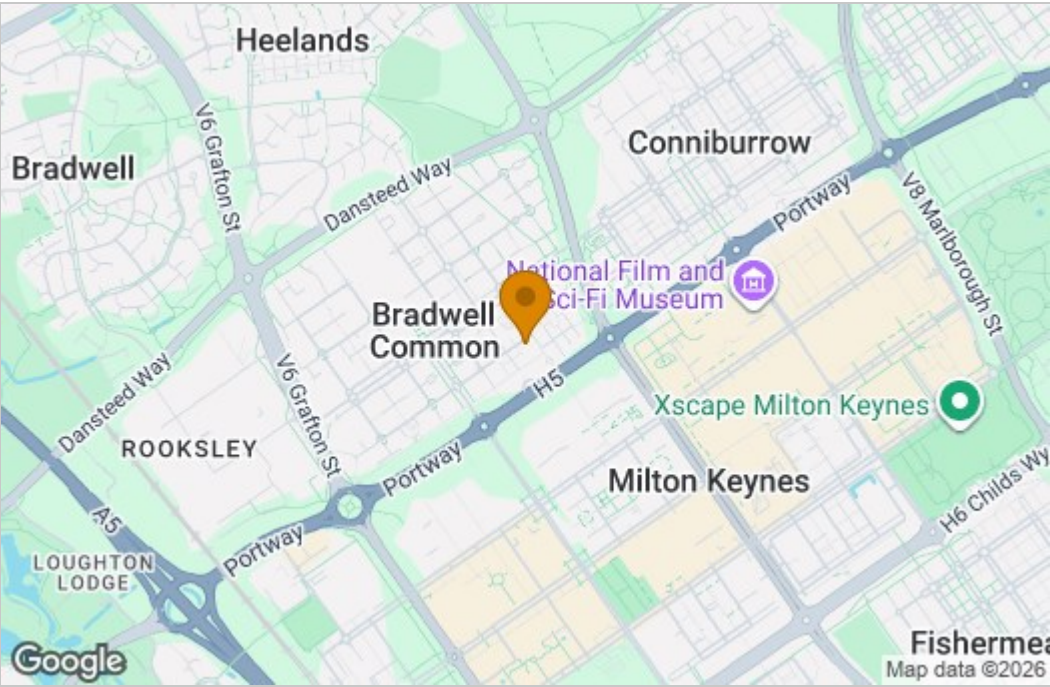
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Floor Plan

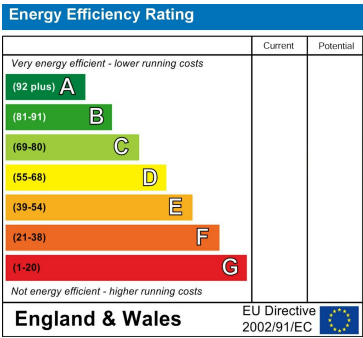


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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